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BY



**REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION**

Tuesday, February 22, 2011, 6:00 p.m.

City Hall Council Chambers

630 E. Hopkins Street

*Bill Taylor, Chair
Bucky Couch, Vice-Chair
Sherwood Bishop, Commissioner
Randy Bryan, Commissioner
Curtis O. Seebeck, Commissioner
Jim Stark, Commissioner
Chris Wood, Commissioner
Travis Kelsey, Commissioner
Kenneth Ehlers, Commissioner*

AGENDA

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
4. **NOTE:** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*
5. **Citizen Comment Period.**
6. **Hold a public hearing and consider revisions to section 4.3.4.2 of the Land Development Code: Conditional Use Permits for On-Site Alcoholic Beverage Consumption.**
7. **CUP-11-03. (Railyard Bar and Grill)** Hold a public hearing and consider a request by Ryan Hageman for a Conditional Use Permit to allow on-premise consumption of mixed beverages in a General Commercial (GC) zone at 116 S Edward Gary.
8. **LUA-10-15. (The Retreat at San Marcos)** Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for two tracts of land located at 508 Craddock Avenue.
9. **LUA-10-16. (The Retreat at San Marcos)** Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Commercial (C) to Medium Density Residential (MDR) for a 1.71 acre tract of land located in the 1500 Block of Old Ranch Road 12.

10. **LUA-10-17. (The Retreat at San Marcos)** Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Open Space (OS) to Medium Density Residential (MDR) for three tracts of land located at 508 Craddock Avenue.
11. **LUA-10-18 (The Retreat at San Marcos)** Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Commercial (C) to Medium Density Residential (MDR) for a tract of land located at 508 Craddock Avenue.
12. **LUA-10-19 (The Retreat at San Marcos)** Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Future Land Use Map Amendment from Open Space (OS) to Commercial (C) for a tract of land located at 508 Craddock Avenue.
13. **ZC-10-21 (The Retreat at San Marcos)** Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Zoning Change from Office Professional (OP) to Multi-Family Residential (MF-12) for a 1.71 acre tract located in the 1500 Block of Old Ranch Road 12.
14. **ZC-10-22 (The Retreat at San Marcos)** Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Zoning Change from Single Family Residential (SF-6) to Community Commercial (CC) 2.75 acre tract located at 508 Craddock Avenue.
15. **ZC-10-23 (The Retreat at San Marcos)** Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Zoning Change from Single Family Residential (SF-6) to Multi-Family Residential (MF-12) for a 39.4 acre tract located at 508 Craddock Avenue.
16. **PDD-10-02. (The Retreat at San Marcos)** Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for a Planned Development District (PDD) overlay with a Multi-Family Residential (MF-12) and a Community Commercial (CC) base zoning for an approximately 48.36 acre tract located at 508 Craddock Avenue and in the 1500 block of Old Ranch Road 12.
17. **TMA-11-01. (The Retreat at San Marcos)** Hold a public hearing and consider a request by ETR Development Consulting LLC, agent for Retreat Holdings, LLC, for an amendment to the city's Thoroughfare Plan removing the Hughson-Ramona Collector.
18. **ZC-11-01 (Frank's Auto Shop)** Hold a public hearing and consider a request by Carlos Hernandez for a Zoning Change from CC (Community Commercial) to GC (General Commercial), being approximately 1.572 acres, located at 328 South Guadalupe Street.
19. **LUA-11-01 (Aspen Heights)** Hold a public hearing and consider a request by Aspen Heights, agent for 90 San Marcos Ltd & DRFM Investments, for a Land use Map Amendment from Commercial (C) to Medium Density Residential (MDR) for 8.38 acres, more or less, in the J.M. Veramendi Survey Number 2 at Telluride Street.
20. **ZC-11-02 (Aspen Heights)** Hold a public hearing and consider a request by Aspen Heights, agent for 90 San Marcos Ltd & DRFM Investments, for a Zoning Change from General Commercial (GC) to Multi-family (MF-12) for 8.38 acres, more or less, in the J.M. Veramendi Survey Number 2 at Telluride Street.
21. **LUA-11-02 (Aspen Heights)** Hold a public hearing and consider a request by Aspen Heights, agent for 90 San Marcos Ltd & DRFM Investments, for a Land use Map Amendment from High Density

Residential (HDR) to Medium Density Residential (MDR) for 9.87 acres, more or less, in the J.M. Veramendi Survey Number 2 at Telluride Street.

22. **ZC-11-03 (Aspen Heights)** Hold a public hearing and consider a request by Aspen Heights, agent for 90 San Marcos Ltd & DRFM Investments, for a Zoning Change from Future Development (FD) to Multi-Family (MF-12) for 9.87 acres, more or less, in the J.M. Veramendi Survey Number 2 at Telluride Street.
23. **ZC-11-04. (Windemere)** Hold a public hearing and consider a request by Joel Richardson on behalf of Rob Haug and Vince Wood for a Zoning Change from FD (Future Development) to SF-R (Single-Family Rural), for two tracts approximately 235 acres in size in the T.J Chambers, E. Burleson Jr., R. Clever and E. Clark Surveys, located at Lime Kiln Road approximately one mile northwest of Post Road.
24. **PVC-11-01 (Windemere)** Hold a public hearing and consider a request by Joel Richardson on behalf of Rob Haug and Vince Wood for a Variance to Section 6.7.1.1 of the Land Development Code which requires that block lengths shall not exceed 1,600 feet in length along major thoroughfares and 1,200 feet along other streets for two tracts approximately 235 acres in size in the T.J Chambers, E. Burleson Jr., R. Clever and E. Clark Surveys. This request is to allow for blocks up to 6,500 feet in length.
25. **PVC-11-02 (Windemere)** Hold a public hearing and consider a request by Joel Richardson on behalf of Rob Haug and Vince Wood for a Variance to Section 7.4.1.4(k) of the Land Development Code which requires that a cul-de-sac street shall not be longer than 500 feet for two tracts approximately 235 acres in size in the T.J Chambers, E. Burleson Jr., R. Clever and E. Clark Surveys. This request is to allow isolated cul-de-sac lengths up to 560 feet, and more generally a single outlet street (with planned future connections) with a length of 6,500 feet.
26. **PVC-10-05 (Lost Prairie Lane)** Hold a public hearing and consider a request by Patrick Doll, on behalf of Martin Aguillar, for a variance to 6.7.2.1(b) of the Land Development Code, which requires that each lot on a plat shall front onto a dedicated, improved public street, for an approximately 1.0012 acre tract out of and part of the S.A and M.G railroad co. Survey No. 534 Abstract No. 308 in Guadalupe County, Texas.
27. **PVC-10-06 (Lost Prairie Lane)** Hold a public hearing and consider a request by Patrick Doll, on behalf of Martin Aguillar, for a variance to 6.7.2.1(j) of the Land Development Code, which requires that lot depth shall not exceed three times the lot width for lots platted after March 10, 1975 for an approximately 1.0012 acre tract out of and part of the S.A and M.G railroad co. Survey No. 534 Abstract No. 308 in Guadalupe County, Texas.
28. **PC-10-14(02) (Buie Tract).** Consider a request by Craddock Avenue Partners for approval of a phase 1 preliminary plat for approximately 59.42 acres of property located at 1314 Franklin Dr and west of Craddock Avenue.

29. Discussion Items.

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

Planning Report

- a. Update on proposed downtown form-based code.
- b. Planning Commission 2011 retreat

Commissioners' Report.

- 30. Consider approval of the minutes from the Regular Meeting on January 25, 2011.
- 31. Consider approval of the minutes from the Regular Meeting on February 8, 2011.
- 32. Questions from the Press and Public.
- 33. Adjourn.

Notice of Assistance at the Public Meetings:

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